

VICTORIA REAL ESTATE

B.C. LAND & INVESTMENT AGENCY

40 Government Street

LIMITED

Victoria, B.C.

FARMS AND ACREAGE

\$4,500—10 acres Gordon Head, A1 fruit land, 3 acres in strawberries and other small fruits 4 roomed house, only 6 miles from Victoria.

\$1,000—Westholme, 38 acres on Chemalvus river, 2 miles from station, large water frontage, good land, will grow anything, small house.

\$90 per acre—Elk lake, 50 acres of rich fruit land, lightly timbered and easily cleared, running stream all the year round, 9 miles from Victoria.

\$20 per acre and upwards—Salt Spring Island, large acreage with improvements, on the water front of Vesuvius bay, will subdivide to suit.

\$1,000—Metchosin, 100 acres of wild land, large portion good, with cedar swamp.

Fruit Farms—Rockside, the famous Palmer orchard, subdivided 3 to 6 acres. Full particulars at office.

\$6,500—120 acres, 1 mile from Westholme Station, portion cultivated, large modern house, with water laid on, good barn, etc., orchard, full bearing.

\$10,000—10 acres, Gordon Head, practically all under cultivation, new cottage and barns, land all laid out in orchard and strawberries, excellent situation.

30 acres, close to Duncan's, one-third slashed. A1 fruit lands close to Somers Lake, \$1,500, easy terms.

800 acres of land at Maple Bay, large water frontage, good beach, plenty of timber, also suitable for sheep run. Only \$20 per acre.

\$2,000—100 acres near Prospect Lake, portion excellent for fruit, some alder bottom, plenty of good cordwood.

\$5.00 per acre—Texada Island, 2,200 acres of timber, mineral and agricultural lands, very large water frontage.

\$6,250—1½ acres of water frontage on Gorge, outside city limits, prettiest site on the Arm.

HOUSES AND LOTS

\$7,350—Two dwellings, James Bay, with two full sized lots, very conveniently located. Cheap in order to close an estate. Terms. Will sell separately.

Three Lots and very large dwelling, centrally located, and only five minutes from post office. Will be sold at sacrifice price.

\$3,500—2-storey dwelling, nicely situated on car line, only \$500 cash required.

\$250 cash and monthly instalments of \$40 each, will purchase a two-storey dwelling well situated, less than 10 minutes from the P. O. Price only \$2,750.

BARGAIN—Two lots (corner) Work street, opposite machinery Depot. Only \$2,100.

\$800—Will purchase a water lot, in James Bay on car line. Terms.

\$1,100—Buys your choice of two small modern houses, in James Bay. Terms if desired.

\$2,200—East end, close in, 5-roomed cottage, modern and full sized lot, fruit trees, etc.

\$2,500—Buys a 1½-storey, new brick cottage and lot in north end, cottage modern in every respect.

\$4,000—Large corner lot on Dallas Road, with two cottages.

\$3,000—7-roomed modern dwelling on Quebec street. Easy terms. For Fruit and Farming Lands, Call for Printed List.

FIRE INSURANCE WRITTEN—PHOENIX OF LONDON.

Just Completed and Ready for Occupation

Fairfield Road, near Cook Street.

New Bungalow, containing parlor, dining-room, kitchen, pantry, scullery, bath, 3 bedrooms, basement, all modern conveniences. Large lot, excellent soil. Easy terms of purchase. (No. 1293.)

Work Street, between Bay Street and Queen's Avenue

New Bungalow of 6 rooms, bath, pantry, and basement. All modern conveniences. Cement foundation. Very modest price and on terms to suit. (No. 1274.)

Hilda St. (at rear of Fairfield Rd., near Cook St.), with Southern aspect.

New bungalow, containing parlor, dining-room, kitchen, scullery, pantry, 4 bedrooms, bath, all modern conveniences, piped for hot air furnace. Concrete foundation. Lot 60 ft. x 118 ft, excellent black soil. At reduced price, and \$1,000 in cash starts it. (No. 1012.)

Carberry Gardens

Large nine-room house, containing large reception hall, parlor, dining-room, small sewing room, kitchen, scullery and pantry downstairs. Four large bedrooms, bath-room and linen closets upstairs. Large lot and a few fruit trees. Excellent location. Price \$5,500.00. Terms.

P. R. BROWN, LIMITED

Money to Loan. Fire Insurance Written. Stores and Dwellings to Let.

Phone 1076

30 BROAD STREET

P. O. Box 428

SAANICH ROAD

5.10 ACRES

Within Four Miles

All Meadow and suitable for Strawberries and Market Garden

PRICE \$1500

\$500 DOWN

PEMBERTON & SON

625 FORT STREET

Established
1858

A. W. BRIDGMAN

Telephone
86

41 Government Street

James Bay

Six Roomed Cottage

With nearly half an acre of splendid garden land for only

\$4,200

\$1,000 cash and balance by monthly instalments of \$20 with 6 per cent. interest.

James Bay

Six Roomed House

Two story, sewer connection, electric light, lot 45 x 120

\$2,100

VERY EASY TERMS.

Our office has been established for more than fifty years. Consult with us before investing. For further particulars call upon

A. W. BRIDGMAN, 41 Govt. St.

Balance
Easy

\$1,000 Cash

Balance
Easy

Will buy a six room cottage in excellent condition, situated in a good neighbourhood. The rooms are large and well lighted, and the house contains bath, sewer and electric light. The lot is extra large with an alley at the back and there is a large stable, nearly new and in good repair. The purchase price is \$2,600, balance over \$1,000 can be paid off in monthly instalments to suit purchaser. If you are looking for a bargain in the "house line," close to the centre of the city, here is your chance to obtain what you want.

GRANT & LINEHAM

Telephone 664 2, VIEW STREET P.O. Box 307

Money to Loan

Fire Insurance Written

A Home In the Park

Eight roomed, two story house, just completed, thoroughly well built, modern in every respect, well and artistically finished throughout, the very best that good material and skilled workmanship are able to produce; unquestionably commanding one of, if not the grandest view obtainable in the city. Three quarters of a mile from the Post Office. If you are looking for a delightful home this proposition is well worth looking into. **\$5,700**

Terms

'Phone
1092

BOND & CLARK

P.O. Box
336

614 TROUNCE AVENUE, VICTORIA, B. C.

GET IN THE PROCESSION TO ROCKLAND PARK

GOOD ACTIVITY IS SHOWN. WE WILL TAKE YOU OUT TO INSPECT PROPERTY ANY TIME CONVENIENT TO YOU.

TERMS:

We will sell for one-fifth cash and the balance extending over two years in equal payments, payable either monthly, quarterly or half-yearly with interest at 5 per cent. per annum. If you are ill bring your doctor's certificate and we will give you a three months' extension. If the purchaser of two or more lots dies at any time before completion of his payments, we will give his estate a clear deed for one-half of the property he has purchased and return all moneys paid on the balance of the property with 6 per cent interest. Thus if a person has bought two lots and only made one payment, his

Work Has Already
Commenced on
improving this
Property

administrators get one clear lot for nothing except merely the payment made, and besides the money paid on the other lot refunded, thereby releasing the estate from obligations, increasing its assets and providing some ready money. The same also applies to the purchase of four, six, or any number of lots up to a dozen. Increases from list prices will always be advertised before they go into effect.

THE PRICE OF LOTS vary from \$350 to \$500 according to location, but gradual increase of prices are anticipated according to demand.

GRAY, HAMILTON, DONALD & JOHNSTON, LIMITED, 63 YATES ST.
TELEPHONE 668 VICTORIA WINNIPEG REGINA TELEPHONE 668

VICTORIA REAL ESTATE

TELEPHONE 1424

POST OFFICE BOX 787

C. W. BLACKSTOCK & CO.

632 Yates St. REAL ESTATE, FINANCIAL AND LOAN AGENTS Victoria, B.C.

How Do You Value Your Time?

Is 5 minutes of your time worth more than \$100?
If so, do not inquire about our property.
But if only an even hundred, we can interest you in some lots.

A limited number, \$10 cash, balance \$10 per month.
How would \$8,500 catch you for a residence, it is a beauty. Easy terms.

Own your home. Two-story house, good location, \$2,200. Easy terms.

Here is a chance to get into business and have a home for a little money. Ginger-beer business, factory, stock, one horse, two wagons, harness, etc. House, furniture and all, ready to step into. Immediate possession given. \$2,500 cash and it is yours.

Draying business, fine horses, wagons, harness, fine barn, a modern house and a large lot, at a bargain. Inquire about this, it is a money-maker.

Provincial Managers for LONDON LIFE ASSURANCE CO.

Best of contracts arranged with parties who can get business. One travelling superintendent wanted.

R. S. DAY & B. BOGGS

ESTABLISHED 1893

Farm to Rent

On Sooke Harbor, at the mouth of Sooke River. About 250 acres. part clear, fine run for stock. Large house and barns. Nominal rent to suitable person.

The largest list of farms and fruit lands on Vancouver Island for sale. Call and inspect list at our office.

620 Fort Street

TELEPHONE 30

Victoria, B.C.

Three Real Snaps

No. 1.—Two and one-half acres one block from car, Oak Bay. Fronts three streets, graded and water laid. Extensive poultry house and yards; all cleared and good land; small house, stable, 150 fruit trees. Must be sold, owner leaving for east. Can be sub-divided and double money and leave a home besides. Enquire.

No. 2.—Ten and one-half acres within three miles of the city; house and barn, most beautiful site in the city or vicinity. House is very large and with some alterations would make an ideal country boarding house and summer home for tourists. Overlook Portage Inlet; splendid boating and bathing, beautiful oak shrubbery, all cleared. The land is a beautiful black loam and very rich. Easy terms. \$6,000.

No. 3.—Five room cottage, new and modern in every way, a perfect and ideal home in a first-class neighborhood, with all the modern improvements, granolithic sidewalks, sewers, boulevards and macadamized streets. This is a good investment for someone who intends to make Victoria their home in the near future, as the house is rented at \$20 per month. Possession given in sixty days if necessary. Price \$2,300. Half cash.

WE WILL BUY ONE HUNDRED SECTIONS OF TIMBER

McPherson & Fullerton Brothers

Phone 1458.

1224 Government Street.

Phone 1458.

Simple Addition

| | | |
|---------|---|---------|
| \$ 100 | Cost of House | \$2,600 |
| \$ 400 | Cost of Lot | \$ 800 |
| \$1,500 | Builder's Profits | \$ 600 |
| \$1,200 | | \$4,000 |
| \$3,200 | Less Reduction for Immediate Sale | \$ 800 |
| | | \$3,200 |

The above price is for a new 6-room, strictly modern house. Electric light, water, modern offices, and a large lot, 50x143, all for \$3,200. \$100 down, \$400 in one month. Mortgage of \$1,500 to be assumed, and balance \$1,200, may be paid in monthly rental payments of \$30.

LATIMER & NEY

16 Trounce Avenue

Phone 1246

OAK BAY

ACREAGE AND LOTS

The coming residential portion of Victoria, close to Golf Links, beautiful view of Mt. Baker and Straits. Two minutes from car, with ten minute service

For particulars apply to

J. MUSGRAVE

Telephone 922 Cor. Broad and Trounce Ave.

BELLOT STREET; Seven Room Cottage Modern, good garden

\$3,000

LARGE MODERN Boarding House and 3 lots, well situated, near in, easy terms

\$8,000

For sale the Good Will and Furniture of a First Class Modern Up-to-date Hotel. For Particulars Apply to

E. A. HARRIS & CO.

35 Fort Street

Money to Loan

Phone 697

Wanted

TIMBER

To Purchase

731 Fort Street

TO RENT FURNISHED

Modern 9-roomed house, beautiful view. Present occupants will retain part or share expenses.

A SNAP

7-roomed house, 2 lots, barn and chicken house, in a good locality. The house is new and well finished. Price, on easy terms,

Several new houses from

HOWARD POTTS

Wanted

TIMBER

To Sell

Phone 1192

200 Acres Timber and Farming Land

Old Crown Granted. Part cash. Price for quick sale

\$4,500

5,600,000 feet fine fir timber and 35 acres of bottom land, almost all cleared. Eight miles from Duncan and one mile from Cowichan river. The timber will pay for land and all, leaving land clear. Can farm in summer and log in winter. Call and let us tell you the rest.

ROBERTSON & GRIFFITH 106 Government St.

WATER FRONT JAMES BAY

We have for sale an 8-roomed residence with all modern conveniences, situate on the inner harbor. The price for the whole is a fair value for the lot only—and there is no better investment on the market.

For Particulars Apply to

MATSON & COLES

REAL ESTATE, FIRE, LIFE AND MARINE INSURANCE

TELEPHONE 65

23-25 Broad Street

P.O. Box 167

Here is a Bargain

Queen's Avenue

NEW BUNGALOW—PRICE \$2,700

Six rooms, one block-and-a-half from street car, close in. Concrete walk, full basement, enamel bath, basins, etc. Easy Terms.

Price only \$2,700



National Finance Company, Limited

P.O. Box 275

1206 Government St.

Phone 1363

